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PLAN IMPLEMENTATION

PLANNING PROCESS

The planning process in Roca has just begun. In many ways, formal adoption of the Comprehensive Plan is only the first step, not the last. Without continuing action and updating the Plan, Village efforts up to this point will have little lasting impact. Continuing coordination is also required to insure compatibility of the Roca Plan with planning development by other agencies.

There are several critical requirements to effective implementation of the Plan. First, Roca should revise and prepare certain regulatory measures, such as zoning and subdivision ordinances, which would enforce the Plan's policies and recommendations. Second, the Village should consider project scheduling devices, like the five-year capital improvement program, which would allow implementation of the most important public improvements on a priority system, while staying within budgetary constraints. Third, Village officials must insure that local residents continue to be actively involved in planning discussions and decisions. Finally, the Plan itself must be subjected to a monitoring process, and be updated periodically to continually reflect local aspirations and opportunities and the impacts of outside forces. Each of these requirements is briefly discussed below.

Zoning Ordinance

Zoning is one of the most common regulatory measures used by governmental units to implement planning policies. It consists of a zoning district map and supporting ordinance text. The map divides a community into a series of zoning districts, and the text describes regulations for the use of land within these districts, including permitted uses, lot sizes, setback, density standards, etc.

Roca currently does not have a zoning ordinance text or zoning district map. One of the most important next steps is to prepare these zoning materials to implement and enforce the contents and guidelines of the Comprehensive Plan.

### Subdivision Regulations

Equally important in implementing the Plan should be a subdivision ordinance. This ordinance would regulate the development of land within the community. Properly enforced subdivision regulations coupled with zoning can help ensure proper physical development and adequate public facilities within growth areas. They normally prescribe standards for street improvements, lot setbacks and layouts, water and sewer facilities, etc. Subdivision regulations can also ensure that the appropriate costs of public improvements within growth areas will be borne by the developer and new residents rather than by the established community.

### Capital Improvements Program

Another potential tool for implementing the Plan is the capital improvements program, which establishes schedules and priorities for all public improvement projects within a five-year time period.

The Planning Commission first prepares a list of all public improvements that will be required in the next five years, including transportation and community facility projects. Then all projects are reviewed on the basis of the Comprehensive Plan, priorities are assigned, cost estimates prepared, and potential funding sources identified.

Roca's financial resources will always be limited, and public dollars must be spent wisely. The capital improvements program would allow the Village to provide the most critical public improvements, yet stay within budget constraints. It could help avoid costly mistakes and promote maximum community benefits from all public investment.

### Citizen Involvement

The planning process has begun to establish a healthy dialogue among local residents concerning the future of the community. Wide publicity has been given to the Plan, and a number of citizens have thus far been involved in planning discussions. This active citizen involvement should become standard policy. The planning process will affect everyone in the community, and everyone should contribute to planning decisions.

### Review and Revision

The Comprehensive Plan is not a static document. The planning process must be continuous. The Plan should be monitored and updated when necessary. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan document should be reviewed and updated. Coordination with other agencies should insure a compatibility with other planning actions which influence Roca. From time to time, certain changes to the Plan document will be required. The Planning Commission and Village Board should carefully review proposed changes and their implications and actively seek citizen and pertinent agency comment on such proposals. If changes are found appropriate, they should be formally added to the Plan by legal amendment. Also, at 5- or 10-year intervals, the entire Plan document should be reviewed and if necessary modified to ensure that it continues to be an up-to-date expression of community goals and intentions.